

TO LET

46-48 STATION ROAD, ASHINGTON NE63 9UJ



- Prime location with on street car parking to the front.
- 3 trading floors including a fitted Café at first floor level
- Nearby occupiers include Savers, Heron Foods, Boots, Greggs, O2, Card Factory together with a number of local Independent retailers

LOCATION/SITUATION

The unit, which offers an imposing and prominent frontage, is situated on Station Road, the principal shopping thoroughfare in the Town Centre. There is limited on-street parking to the front in a pleasant semi-pedestrianised setting. Nearby retailers include Savers, Heron Foods, Boots, Greggs, O2, Card Factory together with a number of local Independent retailers as shown on the attached Goad extract.

ACCOMMODATION

Arranged over ground, basement, first and second floors with the benefit of rear loading:

Internal Width	14.6m	48'0"
Ground Floor Sales	291.2 sqm	3134sqft
Basement (Part Sales)	298.6 sqm	3214sqft
First Floor	278.9 sqm	3001sqft
Second Floor	320.6 sqm	3450sqft

TERMS

The premises are available by way of a new lease for a term to be agreed. **Rent on Application**

EPC

The property has an Energy Performance rating of E115. A copy of the EPC is available on request.

BUSINESS RATES

Rateable Value £32,000

Rates Payable April 23/24 £15,968

Interested parties are advised to make their own Business Rates enquiries with the relevant Local Authority.

COSTS

Each party is to be responsible for their own legal costs incurred with this transaction. All figures quoted are exclusive of VAT and other charges where applicable.

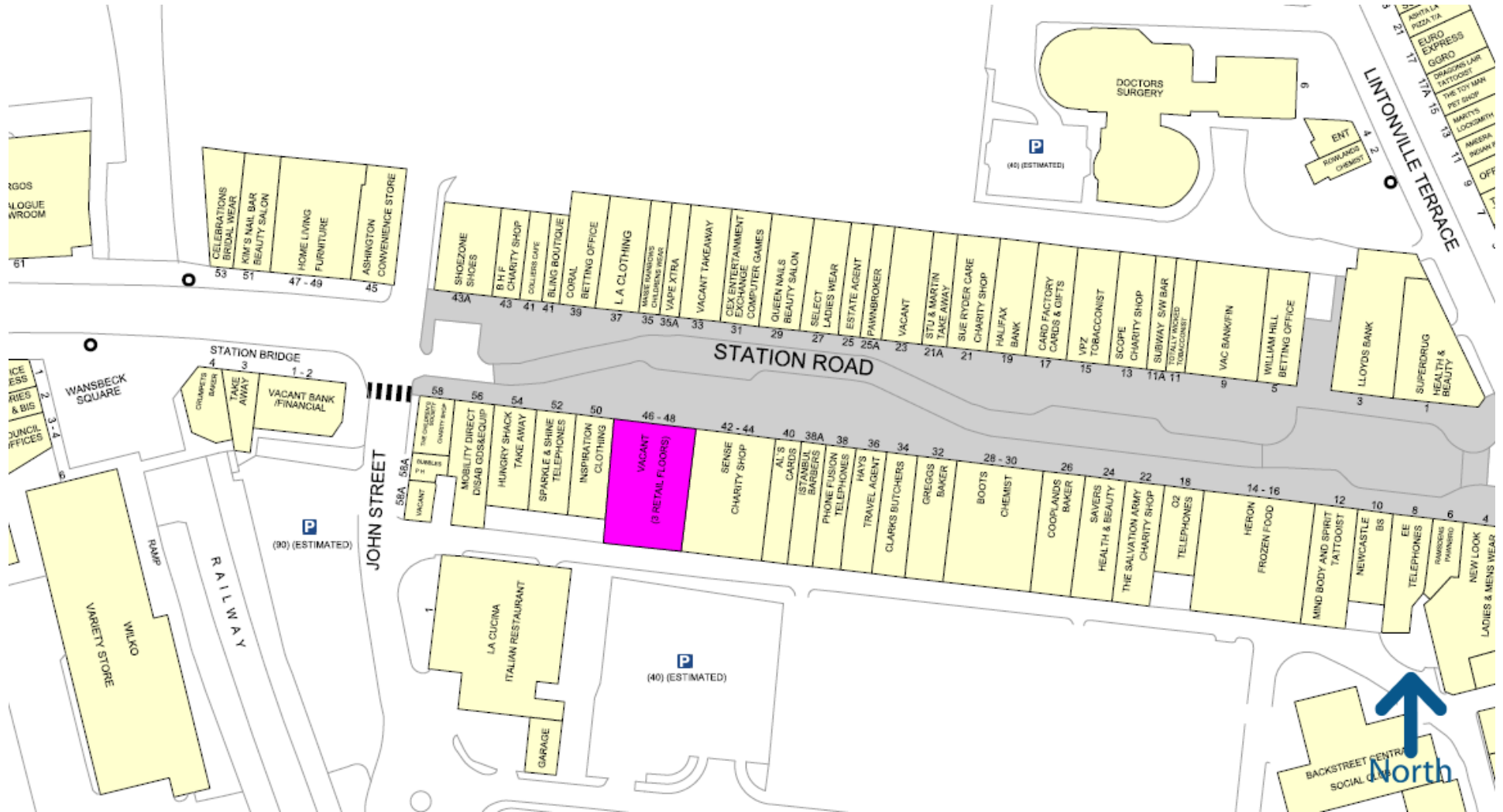
VIEWING

For enquiries, viewing, and general information, please contact @retail

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